



US Army Corps
of Engineers
Seattle District



Joint Public Notice

Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification and/or Coastal Zone Management Consistency Concurrence

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone (360) 694-1171
Attn: Bill Abadie, Project Manager

WA Department of Ecology
SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone (360) 407-6068
Attn: SEA Program, Federal Permit
Coordinator

Public Notice Date: July 2, 2007
Expiration Date: July 31, 2007

Reference No.: NWS-2007-410-CRS
Name: Eastgate Plaza, LLC

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the United States as described below and shown on the enclosed drawings.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA). Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws.

APPLICANT: Eastgate Plaza, LLC
320 108th Avenue Northeast, Suite 360
Bellevue, Washington 98004

AGENT: The Resource Company
Mr. Kevin Grosz
2008 C Street
Vancouver, Washington 98663
Telephone: (360) 693-4555

LOCATION: South of Fourth Plain Boulevard and east of NE 137th Avenue in Vancouver, Clark County, Washington; parcel numbers 158597, 158590, 158589, 158888, and 158875; sections 11, 13 and 14, T2N, R2E, WM; 45.6692° N, 122.5255° W.

WORK: To discharge no more than 2,715 cubic yards of material in no more than 1.4 acres of wetlands for the construction of northeast 59th Street for no more than 6,600 linear feet between Northeast 137th Avenue and 162nd Avenue; and the construction of Northeast 147th Avenue South for no more than 1,400 linear feet to the proposed Northeast 59th Street. The roadways, bike lanes, and sidewalks would be within the 80-foot right-of-way.

PURPOSE: To provide and improve vehicle access to the immediate area.

ADDITIONAL INFORMATION –The construction of these roadways is a requirement of the City of Vancouver to allow for development of the Eastgate Plaza commercial/retail site. These roadways are on the City's capital facilities plan.

Wetlands at the site are primarily category IV (1.38 acres), with 0.02 acres of category III wetlands. Due to the location of the roadways adjacent to the wetland areas, wetland and buffer functions would be indirectly impacted by the construction, maintenance, and use of the streets and sidewalks. Indirect impacts include those from noise, lights, litter, stormwater runoff, dust, and pedestrian and vehicle traffic. A total of 5.52 acres of wetlands and buffers would be indirectly impacted.

Originally, the road was proposed to be only 2 lanes wide without turning and bike lanes. The discharge of fill materials into waters of the U.S. for the original proposal was authorized by Nationwide Permit (NWP) 39 for residential, commercial, and industrial developments (Corps number 200301279). No work was conducted under this original authorization. Due to the current expanded design to meet anticipated traffic levels and city requirements, the current project would impact more than the maximum amount of wetlands that can be authorized by NWP. Therefore, the project is being evaluated under the Corps' individual permit procedures.

MITIGATION: A Wetland and Buffer Enhancement Plan has been developed to mitigate the wetland impacts of the proposed project. The plan includes performance standards, monitoring and maintenance plans, and contingency plans. To avoid and minimize wetland impacts, the roadway follows the route of an existing sanitary sewer line. Wetland impacts have also been reduced by re-aligning the roadway and moving the stormwater detention facilities out of wetlands.

The intention of the Wetland and Buffer Enhancement Plan is to have no net loss of wetland functions and values and satisfy the requirements of the Corps, Ecology, and the Vancouver Municipal Code. The overall goal of the mitigation plan is to compensate for the loss of wetland functions resulting from the proposed filling of 0.02 acres of category III wetlands and 1.38 acres of category IV wetlands, and the indirect impact of 5.52 acres of wetlands and buffers that provide protection for the wetlands. In addition to the roadway, the project is designed to provide bio-filtration and detention for surface water run-off. The stormwater management facilities are designed to meet the current manual adopted by the City of Vancouver.

Compensatory mitigation would occur immediately south of the proposed roads along Burnt Bridge Creek. The mitigation plan consists of establishing 1.4 acres of wetland from the spoils areas adjacent to Burnt Bridge Creek; enhancing 2.5 acres of category IV wetlands by increasing existing functions; and rehabilitating 1 acre of prior converted cropland wetlands by restoring the hydrology south of Burnt Bridge Creek. These measures would improve water quality, increase floodplain storage, and increase wildlife habitat in the watershed. In addition, native trees and shrubs would be planted in the 50-foot strip of wetland and buffer area adjacent to the roadway to help protect the remaining wetlands. Monitoring would occur for a period of 10 years.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service pursuant to Section 7 of ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat.

A preliminary determination indicates that the activity will not affect endangered or threatened species, or their critical habitat. Coho Salmon and Steelhead Trout are not known to extend up to this portion of Burnt Bridge Creek. Consultation under Section 7 of the ESA is not required.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or

proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

Preliminarily, the Corps has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters.

CULTURAL RESOURCES: The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. Several investigations for the presence of potentially eligible historic properties in the immediate area have been conducted. Following an assessment of these previous studies, a determination will be made if additional investigations are justified.

The District Engineer invites responses to this public notice from Native American Nations or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns with historic properties in the area. This public notice initiates consultation under Section 106 of the National Historic Preservation Act with any Tribe that has information or concerns with historic properties in the proposed permit area.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION – CORPS - The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternative analysis for any proposed discharge of dredged or fill material into waters of the United States.

EVALUATION—ECOLOGICAL: Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny certification for the proposed project.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be

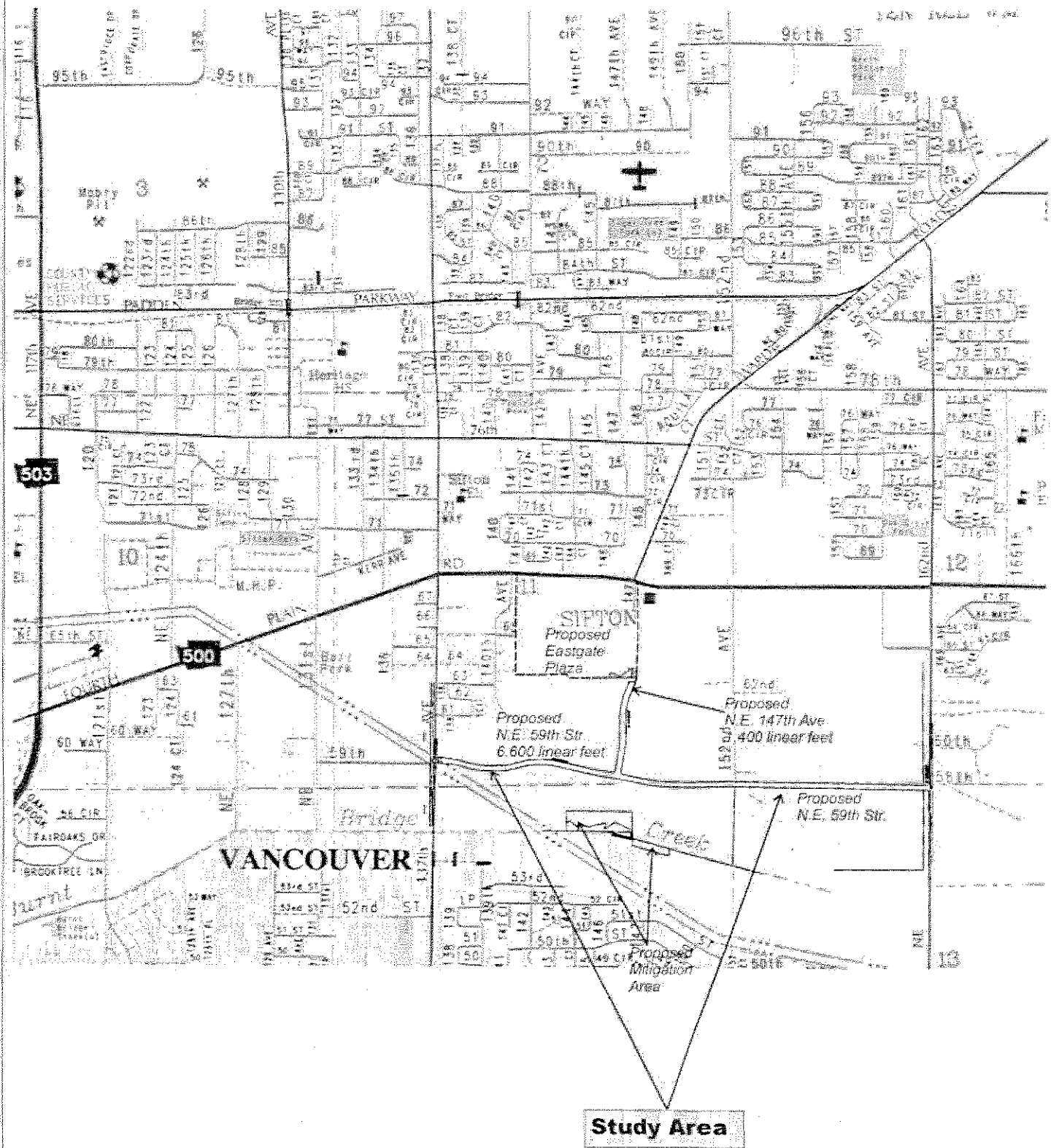
accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

Corps comments: All e-mail comments should be sent to william.d.abadie@usace.army.mil. Conventional mail comments should be sent to U.S. Army Corps of Engineers, Regulatory Branch, Mr. Bill Abadie, Post Office Box 3755, Seattle, Washington 98124-3755.

Ecology Comments: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Department of Ecology, SEA program – Federal Permit Coordinator, Post Office Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermit@ecy.wa.gov.

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: Eastgate Plaza, LLC, NWS-2007-410-CRS.

Encl: Figures (30)

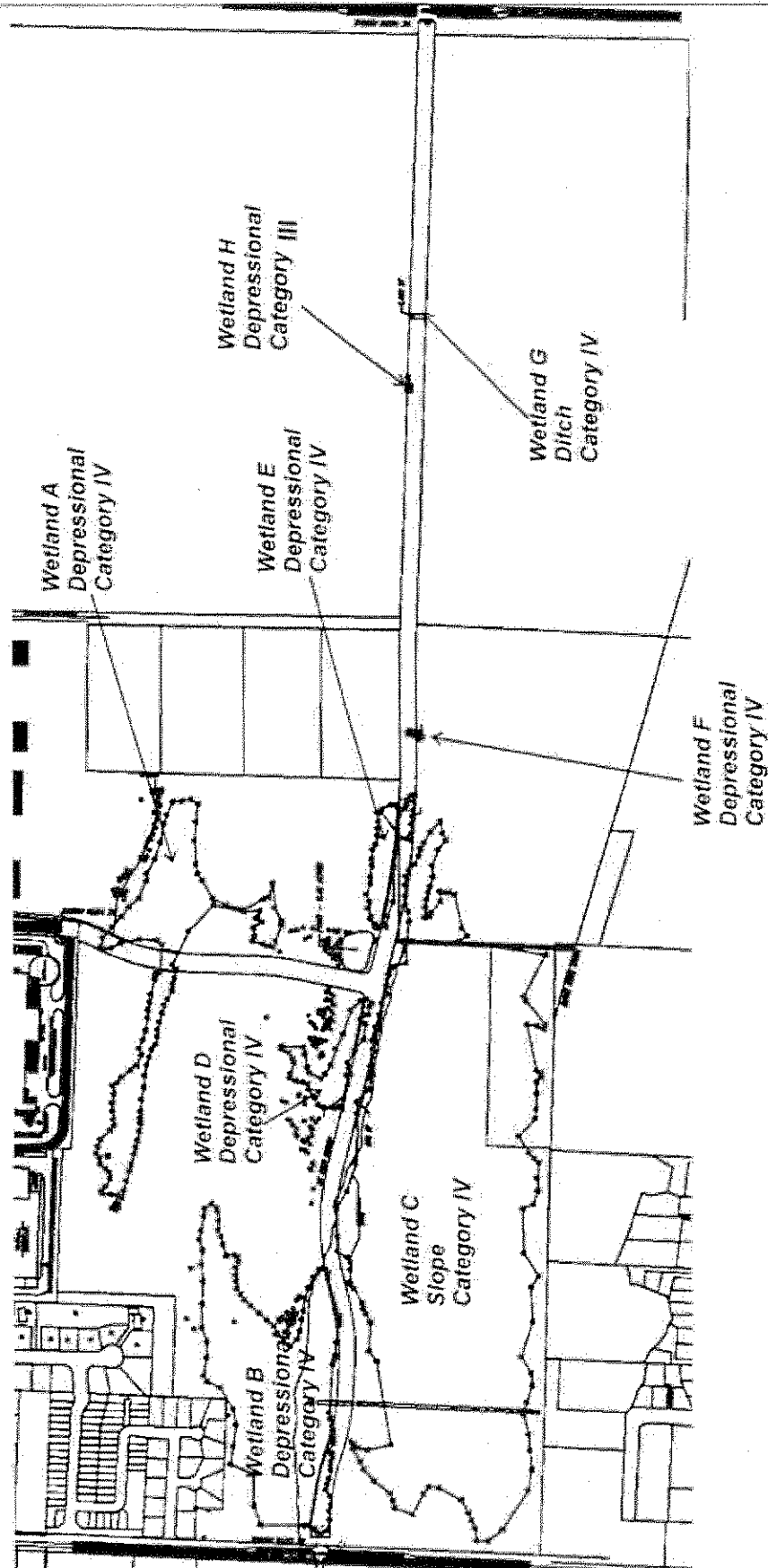


APPLICANT: Eastgate Plaza, LLC
 777 108th Ave. NE, Ste. 360
 Bellevue, WA 98004
PURPOSE: Street Access
 Corps Reference No. NWS-2007-410-CRS

Location Map **N.E. 147th Ave. & N.E. 59th Str.** **Eastgate Plaza**

The Resource Company, Inc.
 Environmental Services

PROPOSED ACTIVITIES IN:
 Burnt Bridge Creek Basin
LEGAL: S1/2 Sect. 11 & N1/4 Sect. 13,
 NE 1/4 Sect. 14, T2N, R2E, W1N
NEAR: Sifton Area
COUNTY: Clark County, Washington
DATE: 10 May 07



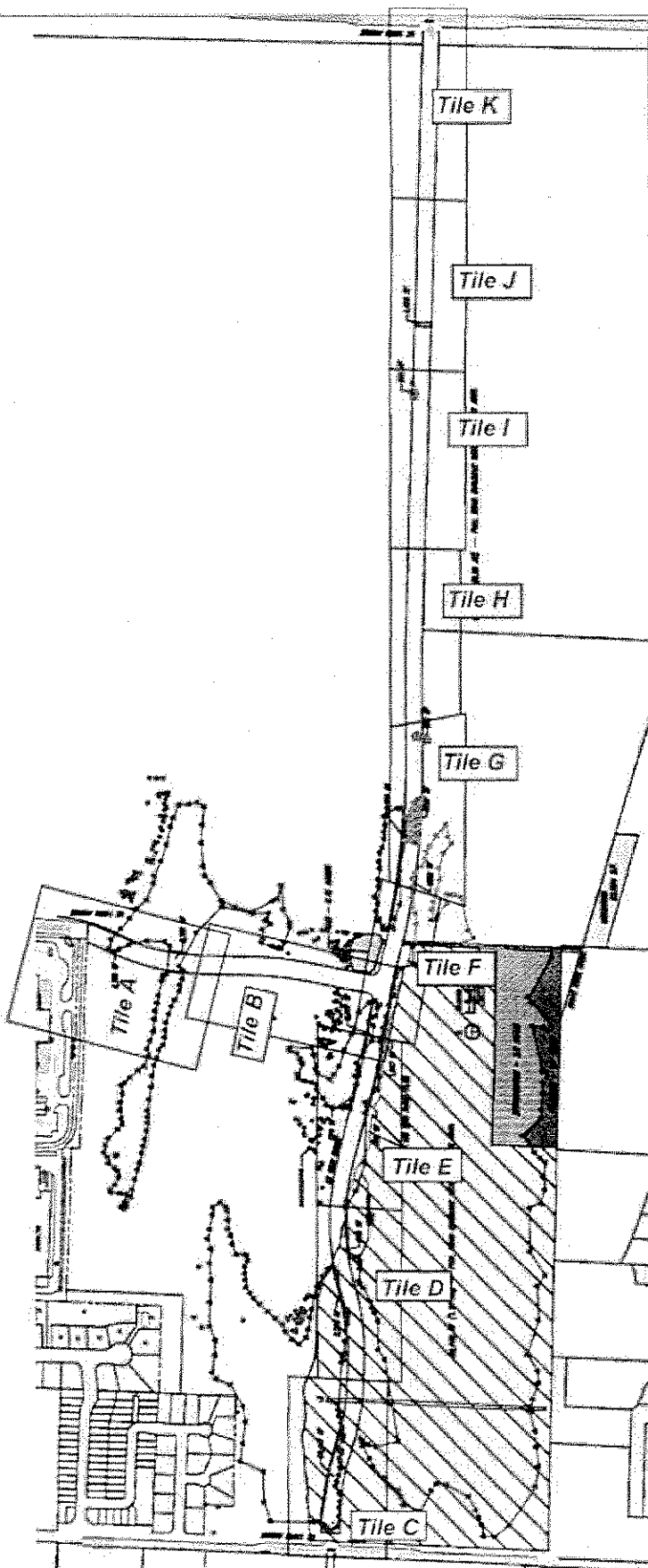
APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004
PURPOSE: Street Access
Corps Reference No. NWS-2007-410-CRS

Existing Wetland Conditions
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Burnt Bridge Creek Basin
LEGAL: S 1/2 Sect. 11 & NW 1/4 Sect. 15,
NE 1/4 Sect. 14, T2N, R2E, W4W
NEAR: Silson Area
COUNTY: Clark County, Washington
DATE: 10 May 07

Sheet 2 of 30



Total Direct Wetland Impacts
Keller/Birtcher Properties
 = 1.1 acres (48,146 s.f.)
Aho/Kunze Properties
 = 0.3 acres (12,583 s.f.)

Engineering Drawings
Provided By:
Group MacKenzie
 601 Main Street, #101
 Vancouver, WA 98660
 (360) 695-7879



APPLICANT: Eastgate Plaza, LLC
 777 108th Ave. NE, Ste. 360
 Bellevue, WA 98004

PURPOSE: Street Access

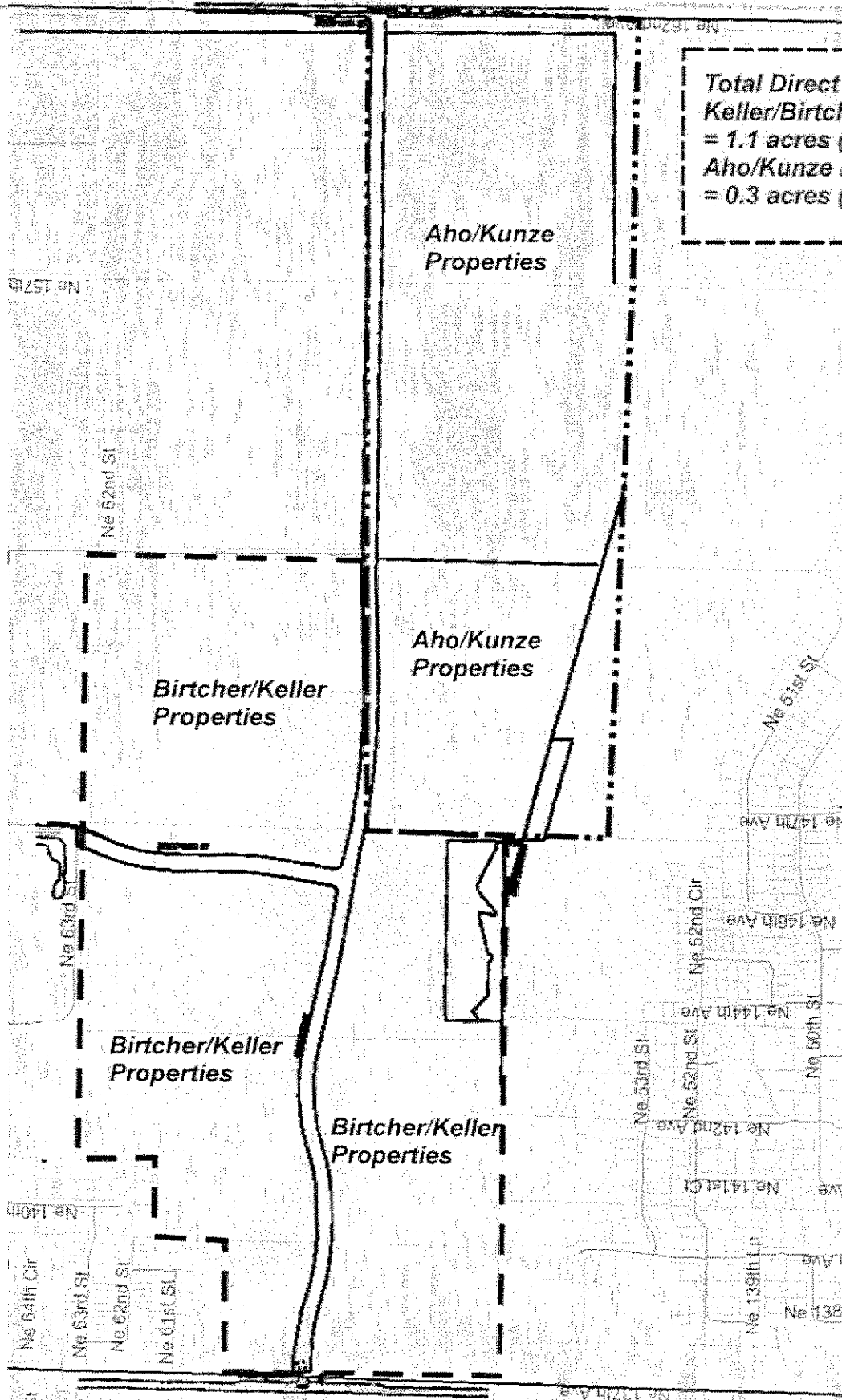
Corps Reference No. NWS-2007-410-CRS

Wetland/Buffer Impact Areas
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
 Environmental Services

PROPOSED ACTIVITIES IN:
 Burn Bridge Creek Basin
LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,
 NE Sect. 14, T2N, R2E, WM
NEAR: Simon Area
COUNTY: Clark County, Washington
DATE: 10 May 07

Sheet 3 of 30



Total Direct Wetland Impacts
Keller/Birtcher Properties
 = 1.1 acres (48,146 s.f.)
Aho/Kunze Properties
 = 0.3 acres (12,583 s.f.)

APPLICANT: Eastgate Plaza, LLC
 777 108th Ave. NE, Ste. 360
 Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No. - NWS-2007-410-CRS

Study Area Property Ownership
 N.E. 147th Ave. & N.E. 59th Str.
 Eastgate Plaza

The Resource Company, Inc.
 Environmental Services

PROPOSED ACTIVITIES IN:

Burnt Bridge Creek Basin

LEGAL: SEC 12 Sect. 15 & NW 1/4 Sect. 12,

NE Sect. 14, T3N, R2E, WM

NEAR: 500m Area

COUNTY: Clark County, Washington

DATE: 10 May 07

Sheet 4 of 30

Existing
NE 147th Avenue

Wetland A
Direct Impact
Area = 4,739 s.f.

Wetland A
In-Direct Impact
Area = 6,026s.f.

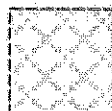
Wetland A
Direct Impact
Area = 5,735 s.f.

CURVE TABLE			
CURVE	RADIUS	LENGTH	AREA
1	225.00	429.40	34,115.57
2	225.00	429.40	34,115.57
3	225.00	429.40	34,115.57
4	225.00	429.40	34,115.57
5	225.00	429.40	34,115.57

Wetland A
In-Direct Impact
Area = 4,770 s.f.

Wetland A
In-Direct Impact
Area = 4,143 s.f.

Wetland A
Direct Impacts
= 0.24 acre (10,474 sf)
Indirect Buffer Impacts
= 0.4 acre (15,228 sf)
Figures 4 & 5



Indirect Wetland & Buffer
Area to be Planted with
Plants & Planting Specifications
listed in Table 3.



Approximate Scale
1" = 90'

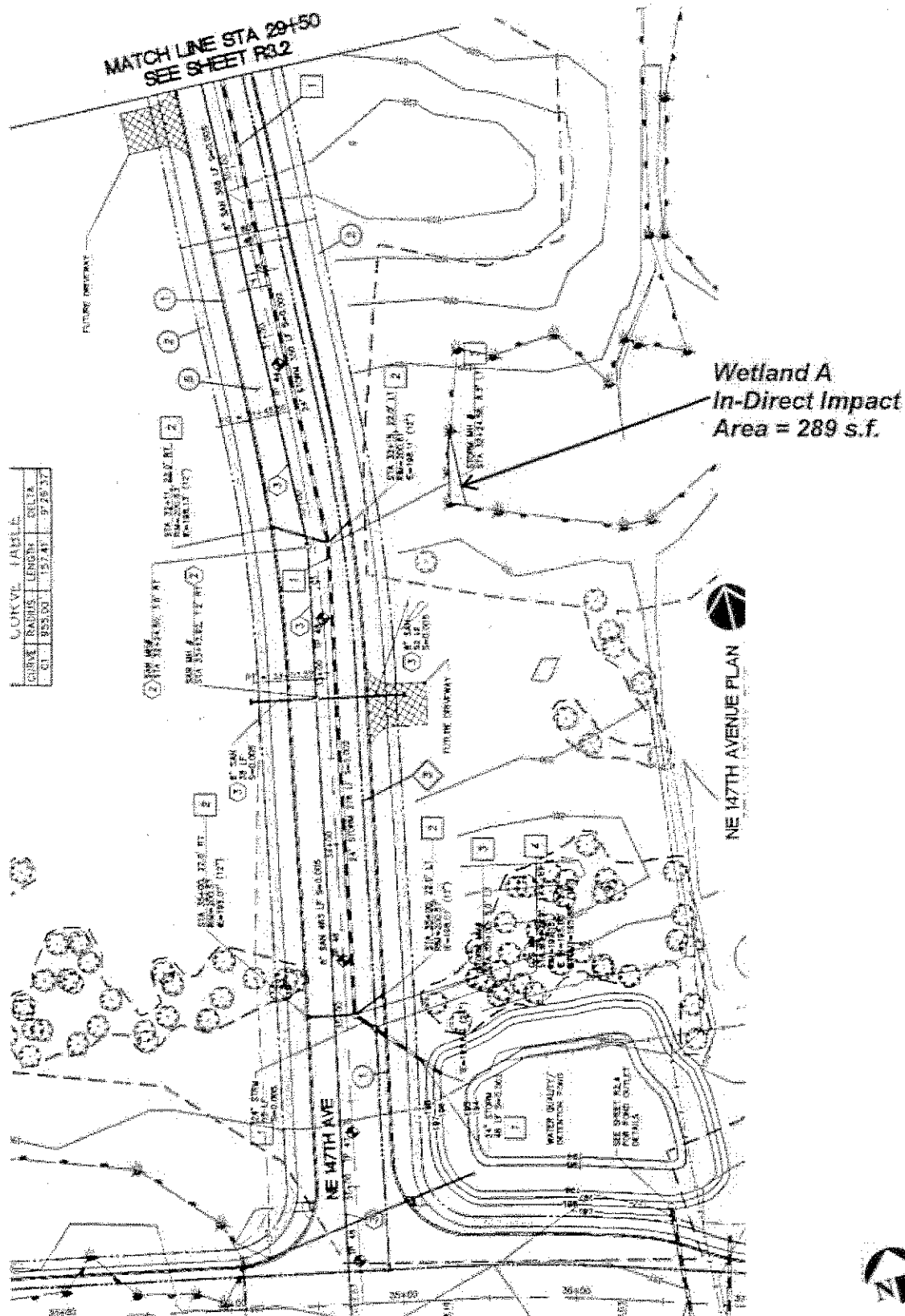
APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004
PURPOSE: Street Access
Corps Reference No. NWS-2007-410-CRS

Tile A - Wetland Impacts/Buffer
Compensation
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Burnt Bridge Creek Basin
LEGAL: S 1/2 Sect. 11 & NW 1/4 Sect. 13,
NE Sect. 14, T2N, R2E, WM
NEAR: Simon Area
COUNTY: Clark County, Washington
DATE: 10 May 07

Sheet 5 of 30



Approximate Scale
1" = 90'

APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004
PURPOSE: Street Access
Corps Reference No. NWS-2007-410-CRS

**Title B - Wetland Impacts/Buffer
 Compensation**
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
 Burnt Ridge Creek Basin
LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,
 NE 1/4 Sect. 14, T2N, R2E, W8
NEAR: Section Area
COUNTY: Clark County, Washington
DATE: 10 May 07

Sheet 6 of 30

MATCH LINE STA 17+75
SEE SHEET R22

Wetland B
Direct Impacts
= 0.58 acre (25,204 sf)
Indirect Buffer Impacts
= 1.5 acres (64,429 sf)
Figures 6 & 7

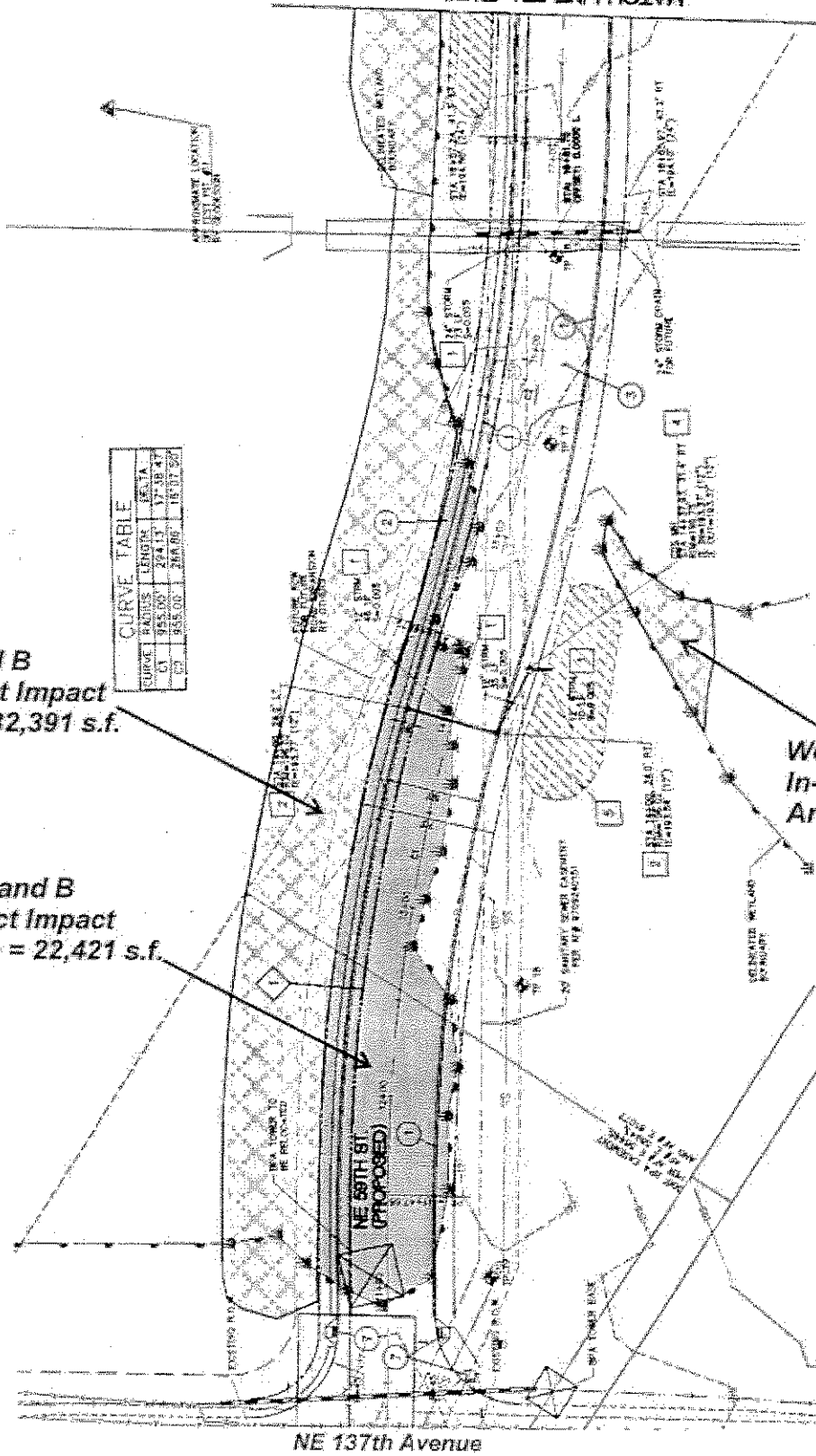
Wetland C
Direct Impacts
= 4,420 s.f.
Indirect Impacts
= 2.1 acres (91,400 s.f.)
Figures 6, 7, 8, & 9

CURVE TABLE			
STATION	LENGTH	AREA	
1	155.00	2,041.37	17.18 47
2	155.00	2,041.37	17.18 47
3	155.00	2,041.37	17.18 47

Wetland B
In-Direct Impact
Area = 32,391 s.f.

Wetland B
Direct Impact
Area = 22,421 s.f.

Wetland C
In-Direct Impact
Area = 2,323 s.f.



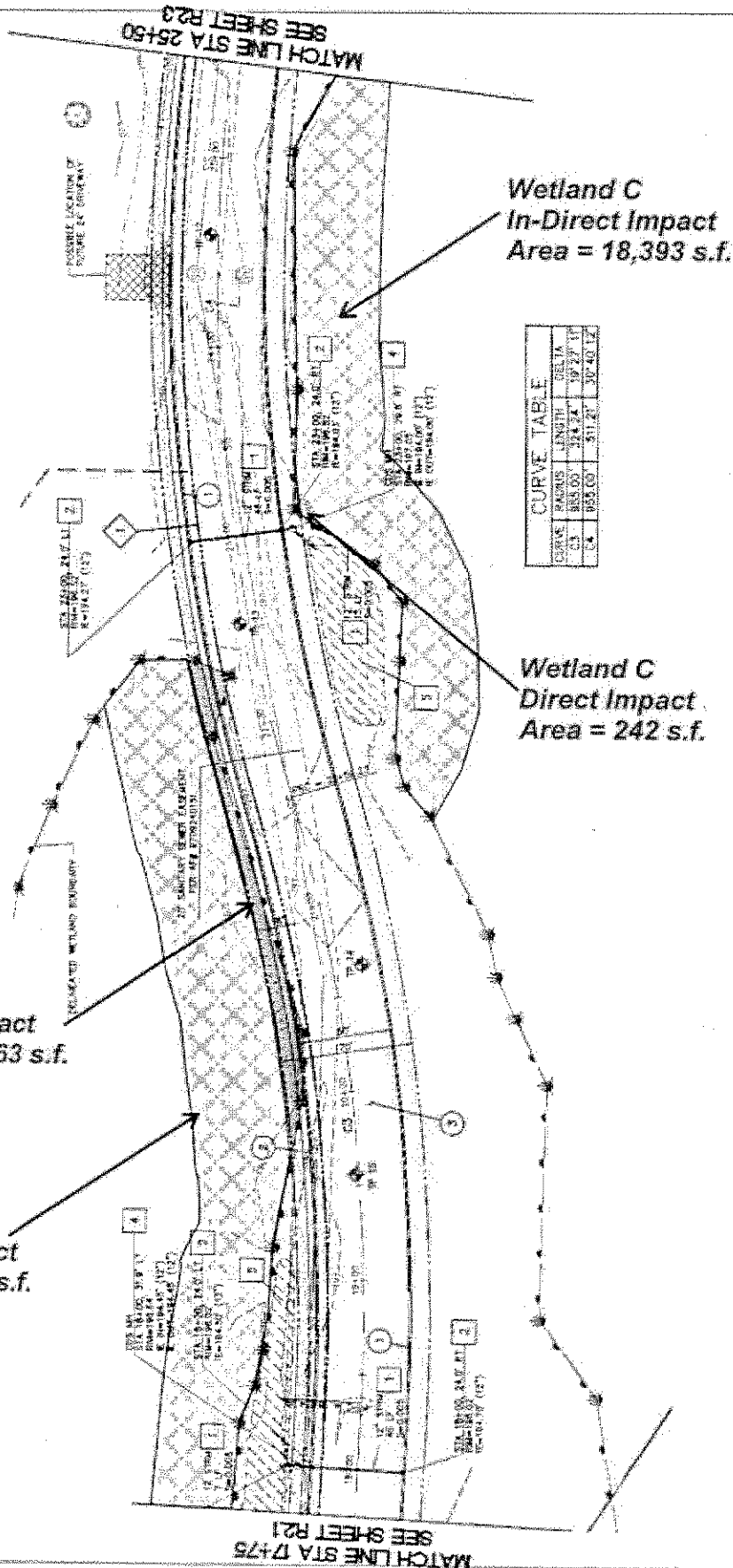
APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004
PURPOSE: Street Access
Corps Reference No. NWS-2007-410-CRS

Title C - Wetland Impacts/Buffer Compensation
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Burnt Branch Creek Basin
LEGAL: S1/2 Sec. 11 & NW1/4 Sec. 13,
NE Sec. 14, T2N, R2E, WM
NEAR: 6600 Area
COUNTY: Clark County, Washington
DATE: 10 May 07

Sheet 7 of 30



Approximate Scale
1" = 90'

APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360

Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No. NWS-2007-410-CRS

**Tile D - Wetland Impacts/Buffer
Compensation**
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Burns Bridge Creek Basin

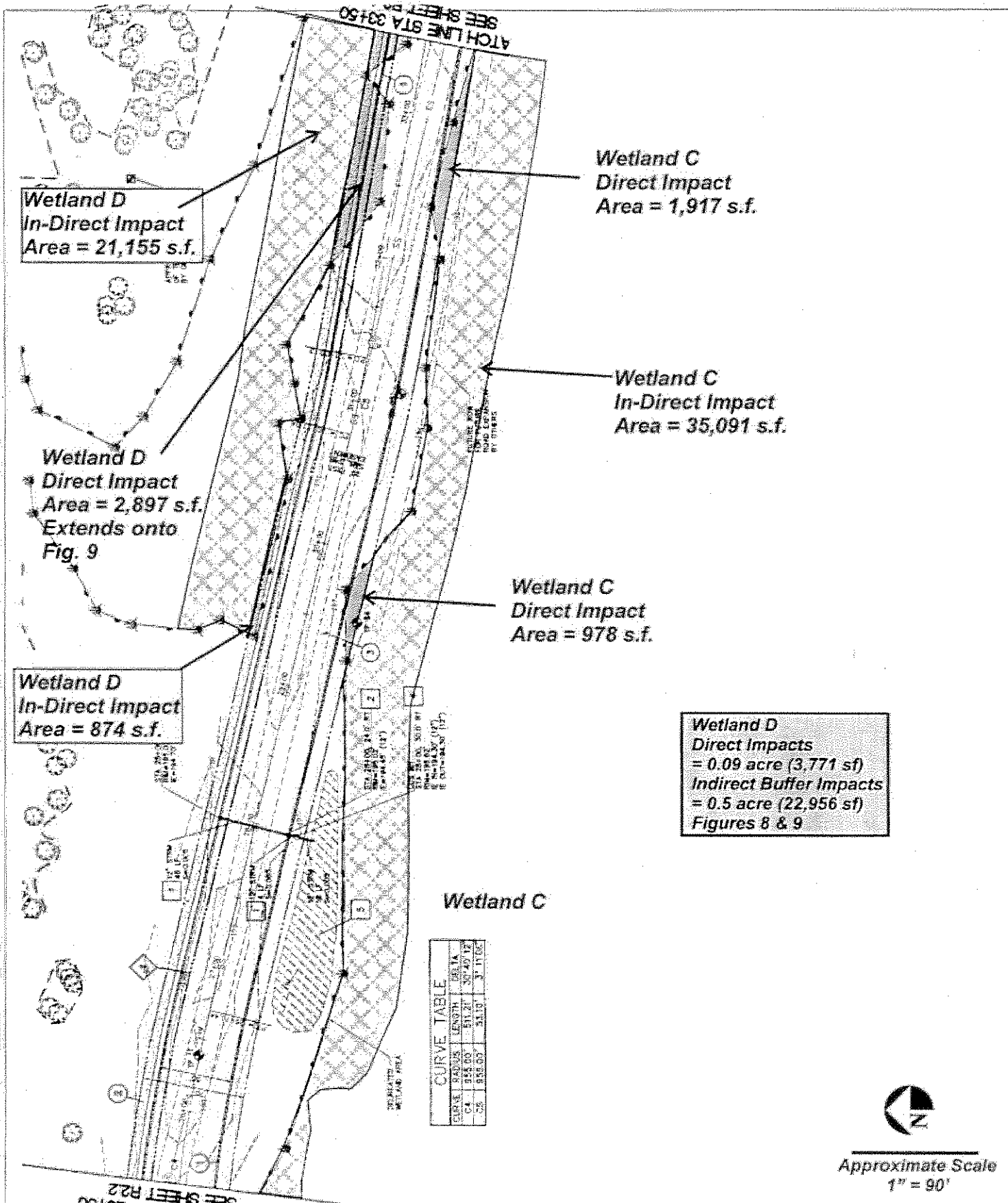
LEGAL: S 1/2 Sect. 11 & NW 1/4 Sect. 13,
NE 1/4 Sect. 14, T2N, R2E, W4M

NEAR: Silver Falls

COUNTY: Clark County, Washington

DATE: 10 May 07

Sheet 8 of 30



No Wetland
Impacts on
This Sheet



Approximate Scale
1" = 90'

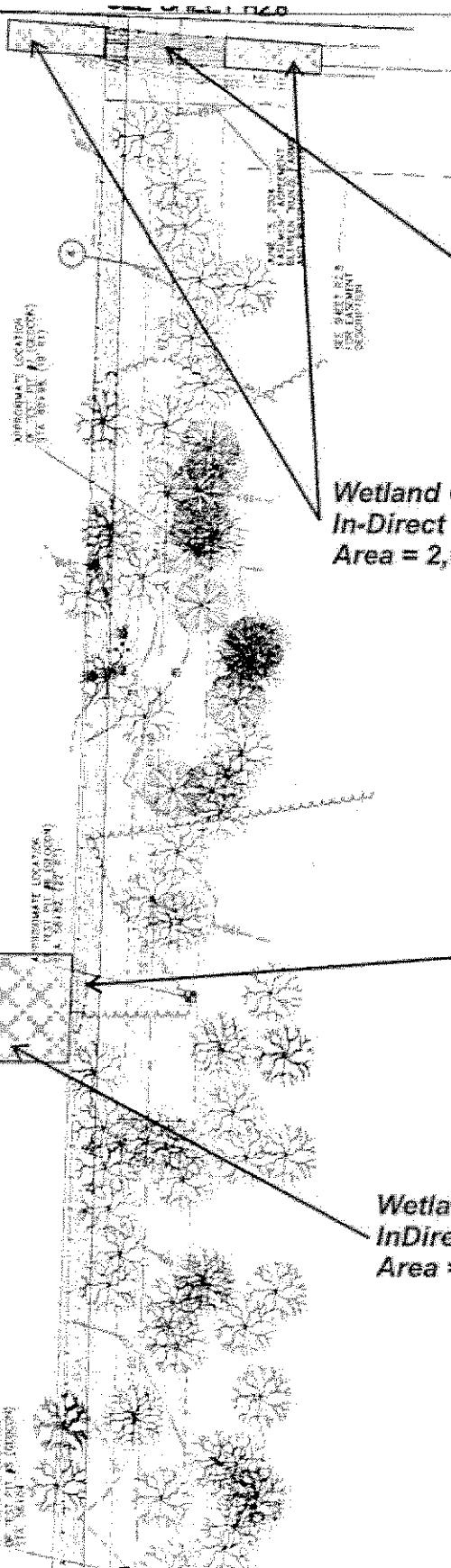
APPLICANT: Eastgate
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004
PURPOSE: Street Access
Corps Reference No. NWS-2007-410-CRS

Tile H - Wetland Impacts/Buffer
Compensation
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Burns Bridge Creek Basin
LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,
NE Sect. 14, T2N, R2E, 9M
NEAR: Siton Area
COUNTY: Clark County, Washington
DATE: 10 May 07

Sheet 12 of 30



Wetland G
Direct Impact
Area = 1,267 s.f.

Wetland G
In-Direct Impact
Area = 2,008 s.f.

Wetland H
Direct Impact
Area = 994 s.f.

Wetland H
InDirect Impact
Area = 3,076 s.f.



Approximate Scale
1" = 90'

APPLICANT: Eastgate Plaza
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004
PURPOSE: Street Access
Corps Reference No. NWS-2007-410-CRS

Title I - Wetland Impacts/Buffer
Compensation
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

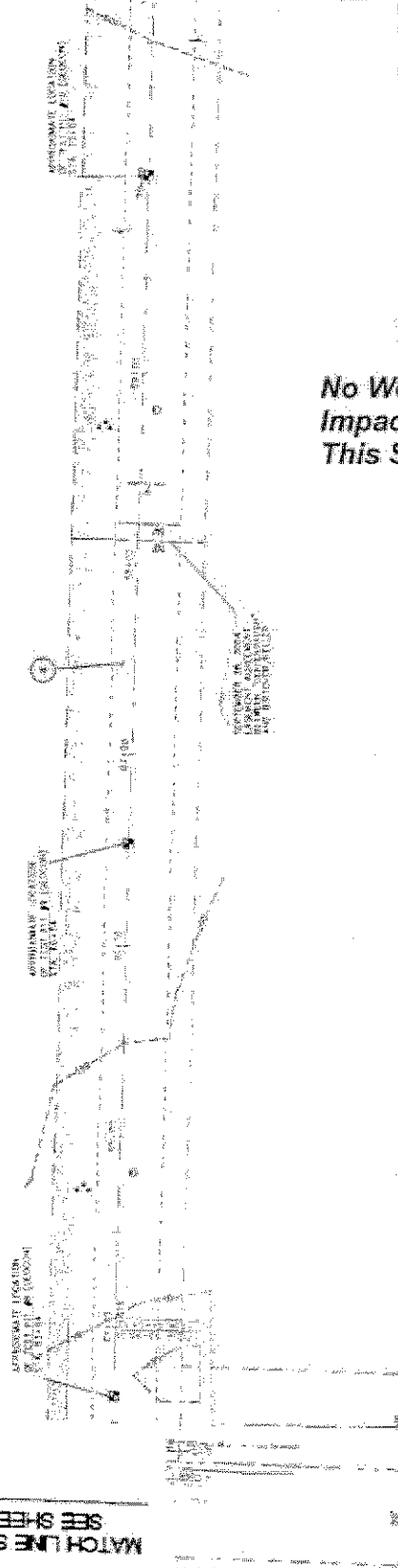
The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Point: 8 - 1000 Creek Basin
LEGAL: SEC. 11 & NW1/4 Sec. 13,
NE. Sec. 14, T2N, R2E, WM
NEAR: 5000' Area
COUNTY: Clark County, Washington
DATE: 10 May 07

Sheet 13 of 30

MATCH LINE STA 7+00
SEE SHEET R2.9

*No Wetland
Impacts on
This Sheet*



MATCH LINE STA 6+50
SEE SHEET R2.7



Approximate Scale
1" = 90'

APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No.: NWS-2007-410-CRS

**Title J - Wetland Impacts/Buffer
Compensation**
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Bent Bridge Creek Basin

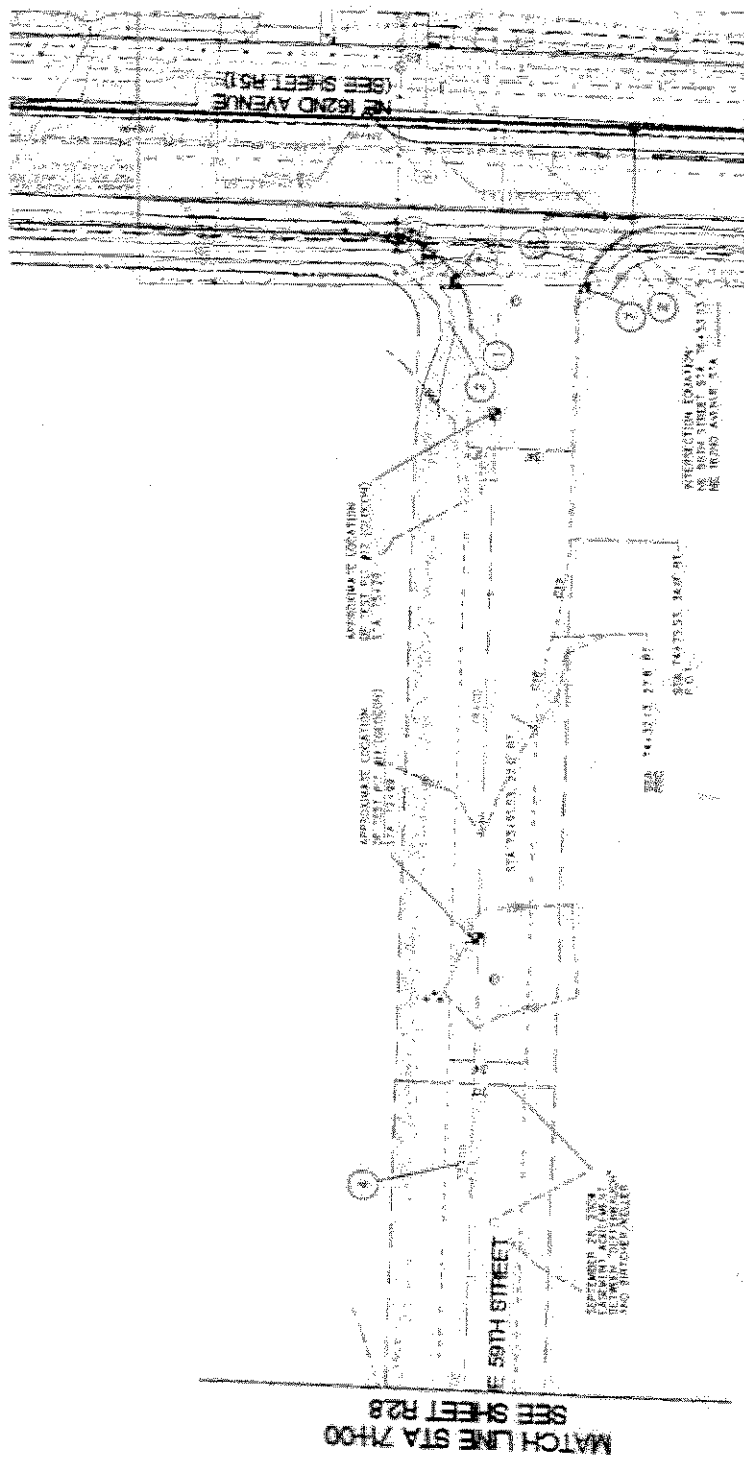
LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,
NE 1/4 Sect. 14, T2N, R2E, WM

NEAR: Sifton Area

COUNTY: Clark County, Washington

DATE: 10 May 07

Sheet 14 of 30



**No Wetland
Impacts on
This Sheet**



Approximate Scale
1" = 90'

APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No. NWS-2007-410-CRS

**Title K - Wetland Impacts/Buffer
Compensation**
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:

Swamp Bridge Creek Basin

LEGAL: S1/2 Sect. 16 & NW1/4 Sect. 18,
NE Sect. 14, T2N, R2E, WM

NEAR: Urban Area

COUNTY: Clark County, Washington

DATE: 10 May 07

Sheet 15 of 30

Wetland Creation, Restoration and Enhancement Areas Planted with Native Trees and Shrubs
Plant and Planting Specifications are Given in Table 1. In Addition, large woody debris and root balls will be placed along the stream and in the wetland creation and enhancement areas.

Wetland Enhancement
Area = 2.5 acres (108,900 SF)
Birtcher/Keller Property Impacts

Total Direct Wetland Impacts
Keller/Birtcher Properties
= 1.1 acres (48,146 s.f.)
Aho/Kunze Properties
= 0.3 acres (12,583 s.f.)

Wetland Rehabilitation
Area = 1.0 acres (43,560 SF)
Aho/Kunze Properties
Wetland Impacts

Wetland Creation
Area = 1.4 acres (60,984 SF)
Keller/Birtcher Property Impacts



Approximate Scale
1" = 200'

APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No. NWS-2007-410-CRS

Wetland Creation/Enhancement
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Burr Bridge Creek Basin

LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 12,
 NE Sect. 14, T2N, R2E, WM

NEAR: Silos Area

COUNTY: Clark County, Washington

DATE: 10 May 07

Sheet 16 of 30

Wetland Creation Area Adjacent to Burnt Bridge Creek 1.4 ac (60,984 s.f.)

Species	Stock	Size (Min.)	Spacing Minimum	No.
Black Cottonwood (<i>Populus trichocarpa</i>)	Bare Root	36"	4' +	100
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	100
Quaking Aspen (<i>Populus tremuloides</i>)	Bare Root	36"	4' +	50
Cascara (<i>Rhamnus purshiana</i>)	Bare Root	18"	4' +	54
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	160
Pacific Willow (<i>Salix lasiandra</i>)	Cuttings	1'	4' +	160
Red-Osier Dogwood (<i>Cornus stolonifera</i>)	Bare Root	18"	4' +	149
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	49
Nootka Rose (<i>Rosa nutkana</i>)	Bare Root	18"	4' +	90

Wetland Enhancement Area - 2.5 ac (108,900 s.f.) (Birtcher/Keller Properties)

Species	Stock	Size (Min.)	Spacing Minimum	No.
Western Red Cedar (<i>Thuja plicata</i>)	Bare Root	Seedling	6' +	30
W. Flowering Dogwood (<i>Cornus nuttallii</i>)	Bare Root	36"	6' +	15
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	6' +	250
Red Alder (<i>Alnus rubra</i>)	Bare Root	36"	6' +	20
Black Cottonwood (<i>Populus trichocarpa</i>)	Bare Root	36"	6' +	175
Quaking Aspen (<i>Populus tremuloides</i>)	Bare Root	36"	6' +	55
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	200
Pacific Willow (<i>Salix lasiandra</i>)	Cuttings	2'	4' +	200
Red-Osier Dogwood (<i>Cornus stolonifera</i>)	Bare Root	18"	4' +	150
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	100
Black Hawthorn (<i>Crataegus douglasii</i>)	Bare Root	18"	4' +	100
Nootka Rose (<i>Rosa nutkana</i>)	Bare Root	18"	4' +	340

Emergent Ground Cover, Hydro-seeded in Wetland Creation Area.

American Sloughgrass (*Beckmannia syzigachne*) 1%

Blue Wildrye (*Elymus glaucus*) 64%

Native Red Fescue (*Festuca rubra*) 20%

Tufted Hairgrass (*Deschampsia caespitosa*) 5%

Meadow Foxtail (*Alopecurus pratensis*) 5%

Seeding Rate = 20-25 pounds/acre

APPLICANT: Eastgate Plaza, LLC

777 108th Ave. NE, Ste. 360

Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No. NWS-2007-410-CRS

**Wetland Creation/Enhancement Plant &
Planting Specifications**
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:

Burnt Bridge Creek Basin

LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,
NE Sect. 14, T2N, R2E, WM

NEAR: S1/4 Sec 13

COUNTY: Clark County, Washington

DATE: 10 May 07

Sheet 17 of 30

Wetland Rehabilitation Area Adjacent to Burnt Bridge Creek 1.0 ac (43,560 s.f.) Aho/Kunze

Species	Stock	Size (Min.)	Spacing Minimum	No.
Black Cottonwood (<i>Populus trichocarpa</i>)	Bare Root	36"	4' +	80
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	80
Quaking Aspen (<i>Populus tremuloides</i>)	Bare Root	36"	4' +	40
Cescara (<i>Rhamnus purshiana</i>)	Bare Root	18"	4' +	18
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	150
Pacific Willow (<i>Salix lasioandra</i>)	Cuttings	1'	4' +	150
Red-Osier Dogwood (<i>Cornus stolonifera</i>)	Bare Root	18"	4' +	50
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	43
Nootka Rose (<i>Rosa nutkana</i>)	Bare Root	18"	4' +	43

Large Woody Debris

A minimum of 30 pieces in creation/enhancement area

Logs a minimum of 20 feet in length and 20 inches diameter at butt end.

Prefer root ball and branches attached.

APPLICANT: Eastgate Plaza, LLC

777 108th Ave. NE, Ste. 360

Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No. NWS-2007-410-CRS

Wetland Creation/Enhancement Plant & Planting Specifications

N.E. 147th Ave. & N.E. 59th Str.

Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:

Burnt Bridge Creek Basin

LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,

NE 1/4 Sect. 14, T2N, R2E, WA

NEAR: Station Area

COUNTY: Clark County, Washington

DATE: 10 May 07

Sheet 18 of 30

Species	Stock	Size (Min.)	Spacing Minimum	No.
Wetland A Buffer Planting Area = 0.3 acres (15,228 sf)				
Black Cottonwood (<i>Populus trichocarpa</i>)	Bare Root	36"	4' +	26
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	25
Quaking Aspen (<i>Populus tremuloides</i>)	Bare Root	36"	4' +	15
Cascara (<i>Rhamnus purshiana</i>)	Bare Root	18"	4' +	11
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	50
Pacific Willow (<i>Salix lasioandra</i>)	Cuttings	1'	4' +	50
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	12
Nootka Rose (<i>Rosa nutkana</i>)	Bare Root	18"	4' +	40
Wetland B Buffer Planting Area = 1.5 acres (64,429 sf)				
Western Red Cedar (<i>Thuja plicata</i>)	Bare Root	Seedling	4' +	75
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	175
Quaking Aspen (<i>Populus tremuloides</i>)	Bare Root	36"	4' +	38
Cascara (<i>Rhamnus purshiana</i>)	Bare Root	18"	4' +	33
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	175
Pacific Willow (<i>Salix lasioandra</i>)	Cuttings	1'	4' +	175
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	110
Nootka Rose (<i>Rosa nutkana</i>)	Bare Root	18"	4' +	184
Wetland C Buffer Planting Area = 2.1 acres (91,400 sf)				
Western Red Cedar (<i>Thuja plicata</i>)	Bare Root	Seedling	4' +	50
Oregon White Oak (<i>Quercus garryana</i>)	Bare Root	18"	4' +	75
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	200
Quaking Aspen (<i>Populus tremuloides</i>)	Bare Root	36"	4' +	75
Cascara (<i>Rhamnus purshiana</i>)	Bare Root	18"	4' +	57
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	200
Pacific Willow (<i>Salix lasioandra</i>)	Cuttings	1'	4' +	200
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	143
Black Hawthorn (<i>Crataegus douglasii</i>)	Bare Root	18"	4' +	121
Nootka Rose (<i>Rosa nutkana</i>)	Bare Root	18"	4' +	250

APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No. NWS-2007-410-CRS

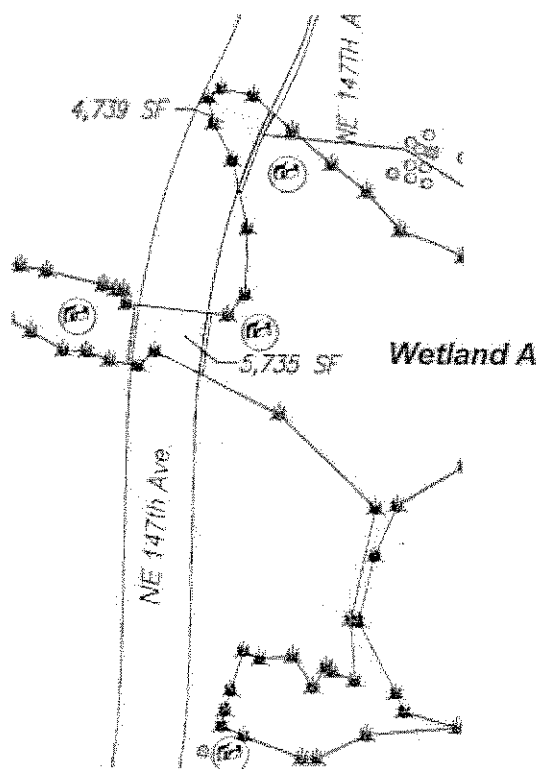
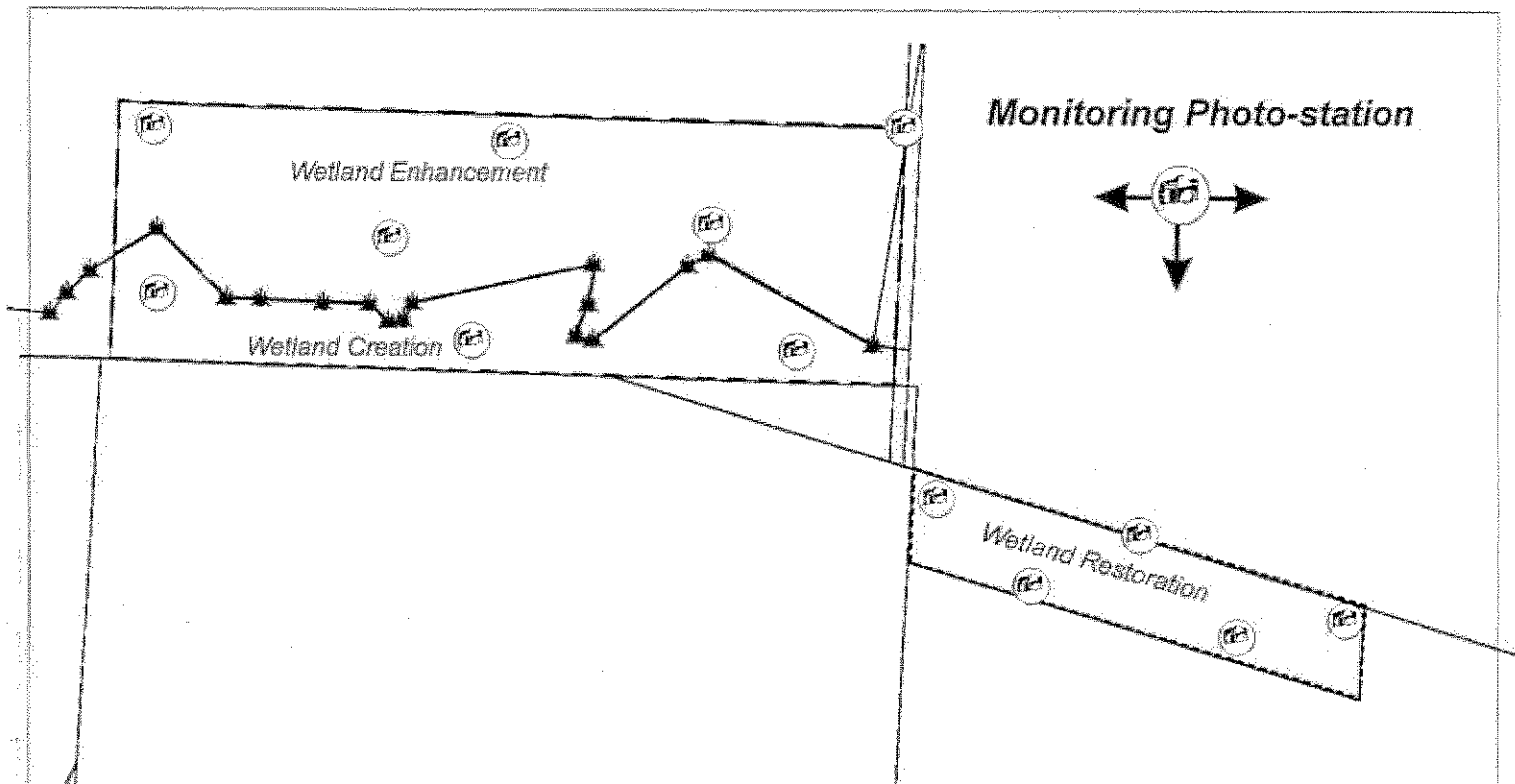
Buffer Enhancement Plant & Planting
Specifications
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
 Burn/Bridge Creek Basin
LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,
 NE Sect. 14, T2N, R2E, WM
NEAR: Silver Lake
COUNTY: Clallam County, Washington
DATE: 10 May 07

Sheet 19 of 30

Species	Stock	Size (Min.)	Spacing Minimum	No.
Wetland D Buffer Planting Area = 0.5 acres (22,956 sf)				
Black Cottonwood (<i>Populus trichocarpa</i>)	Bare Root	36"	4' +	50
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	40
Quaking Aspen (<i>Populus tremuloides</i>)	Bare Root	36"	4' +	20
Cascara (<i>Rhamnus purshiana</i>)	Bare Root	18"	4' +	5
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	70
Pacific Willow (<i>Salix lasiandra</i>)	Cuttings	1'	4' +	70
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	12
Nootka Rose (<i>Rosa nutkana</i>)	Bare Root	18"	4' +	80
Wetland E Buffer Planting Area = 0.6 acres (27,249 sf)				
Western Red Cedar (<i>Thuja plicata</i>)	Bare Root	Seedling	4' +	35
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	76
Quaking Aspen (<i>Populus tremuloides</i>)	Bare Root	36"	4' +	18
Cascara (<i>Rhamnus purshiana</i>)	Bare Root	18"	4' +	7
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	70
Pacific Willow (<i>Salix lasiandra</i>)	Cuttings	1'	4' +	70
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	32
Nootka Rose (<i>Rosa nutkana</i>)	Bare Root	18"	4' +	100
Wetland F Buffer Planting Area = 0.03 acres (1,508 sf)				
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	4
Oregon White Oak (<i>Quercus garryana</i>)	Bare Root	18"	4' +	3
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	5
Pacific Willow (<i>Salix lasiandra</i>)	Cuttings	1'	4' +	5
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	4
Wetland G Buffer Planting Area = 0.05 acres (2,008 sf)				
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	6
Cascara (<i>Rhamnus purshiana</i>)	Bare Root	18"	4' +	4
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	10
Pacific Willow (<i>Salix lasiandra</i>)	Cuttings	1'	4' +	10
Wetland H Buffer Planting Area = 0.07 acres (3,076 sf)				
Oregon Ash (<i>Fraxinus latifolia</i>)	Bare Root	36"	4' +	8
Black Cottonwood (<i>Populus trichocarpa</i>)	Bare Root	18"	4' +	7
Scouler's Willow (<i>Salix scouleriana</i>)	Cuttings	1'	4' +	10
Pacific Willow (<i>Salix lasiandra</i>)	Cuttings	1'	4' +	10
Black Twinberry (<i>Lonicera involucrata</i>)	Bare Root	18"	4' +	10
APPLICANT: Eastgate Plaza, LLC 777 108th Ave. NE, Ste. 360 Bellevue, WA 98004 PURPOSE: Street Access Corps Reference No. NWS-2007-410-CRS		Buffer Enhancement Plant & Planting Specifications N.E. 147th Ave. & N.E. 59th Str. Eastgate Plaza The Resource Company, Inc. <i>Environmental Services</i>		PROPOSED ACTIVITIES IN: Burnt Bridge Creek Basin LEGAL: E1/2 Sec. 13 & NW1/4 Sec. 13, NE Sec. 14, T2N, R2E, WM NEAR: Sifton Area COUNTY: Clark County, Washington DATE: 10 May 07
				Sheet 20 of 30



Approximate Scale
1" = 200'

APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004

PURPOSE: Street Access

Corps Reference No. NWS-2007-410-CRS

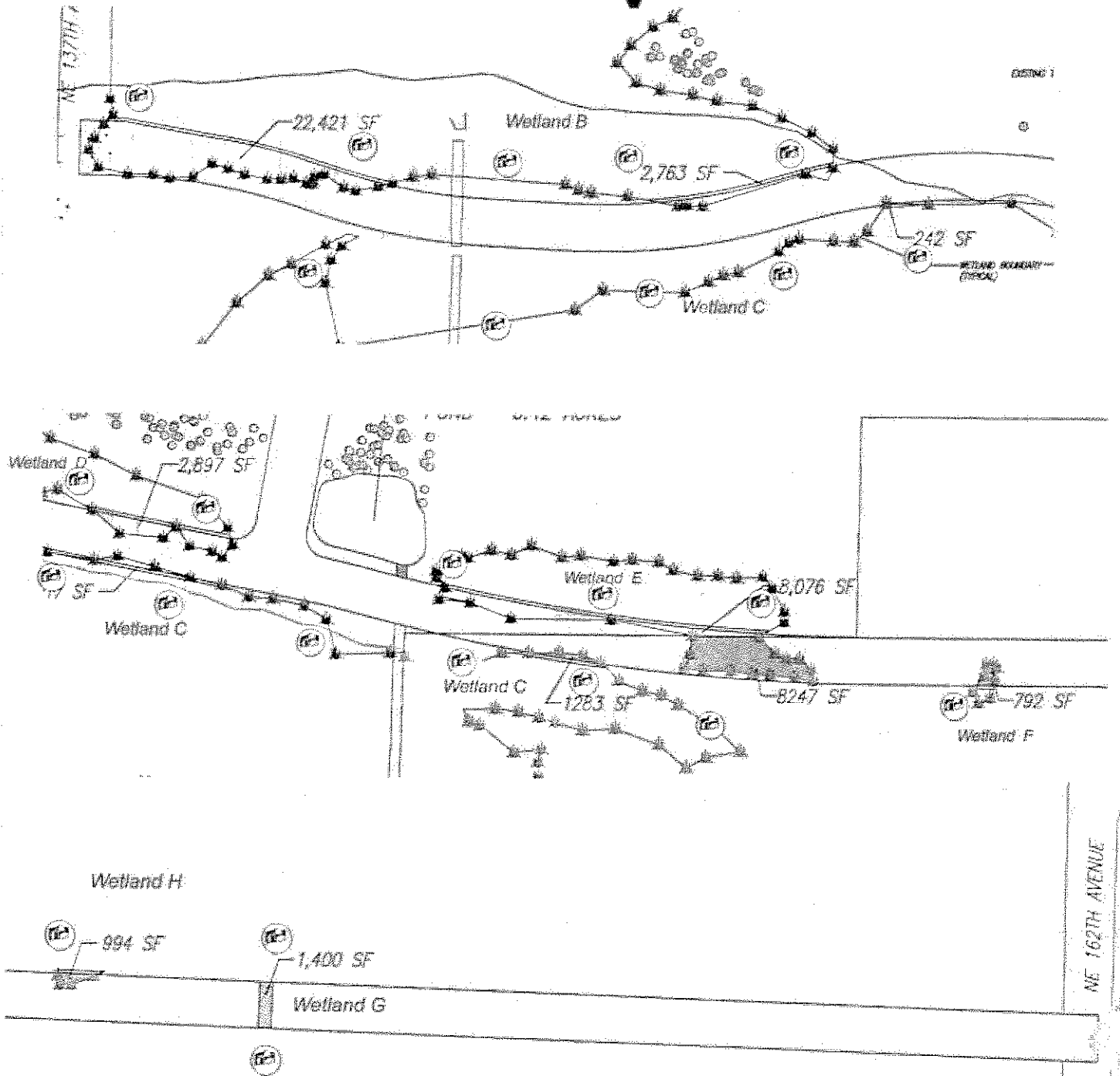
Monitoring Photo-Station Locations
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
Burns Bridge Creek Basin
LEGAL: S1/2 Sect. 31 & NW1/4 Sect. 13,
NE Sect. 14, T2N, R2E, WM
NEAR: Brown Area
COUNTY: Clark County, Washington
DATE: 10 May 07

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Monitoring Photostation



ACT AREA

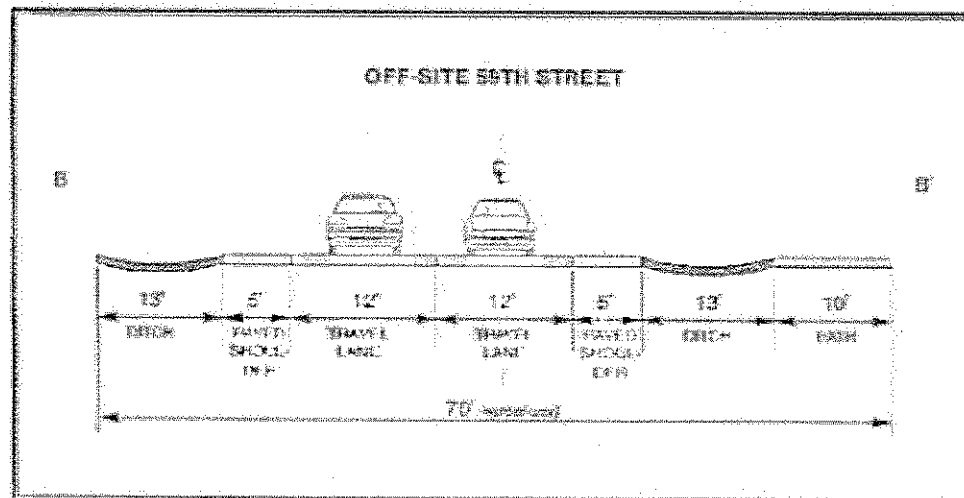
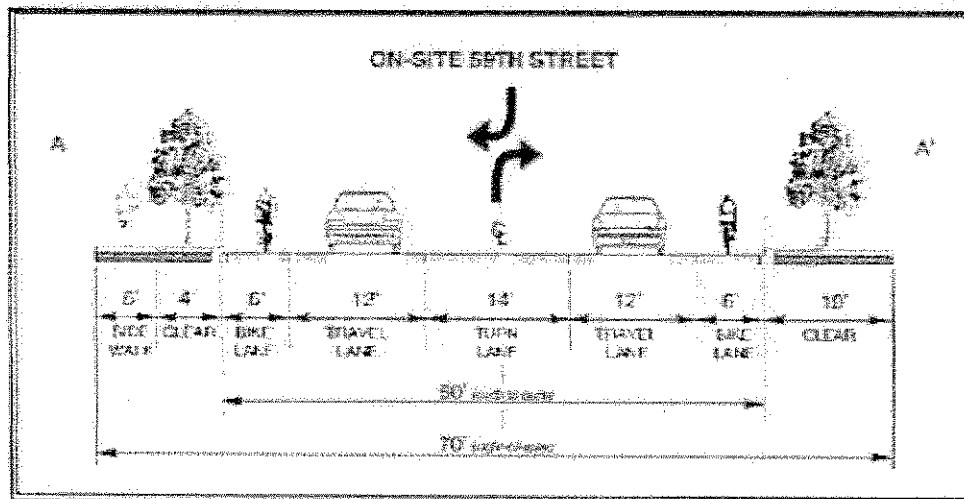
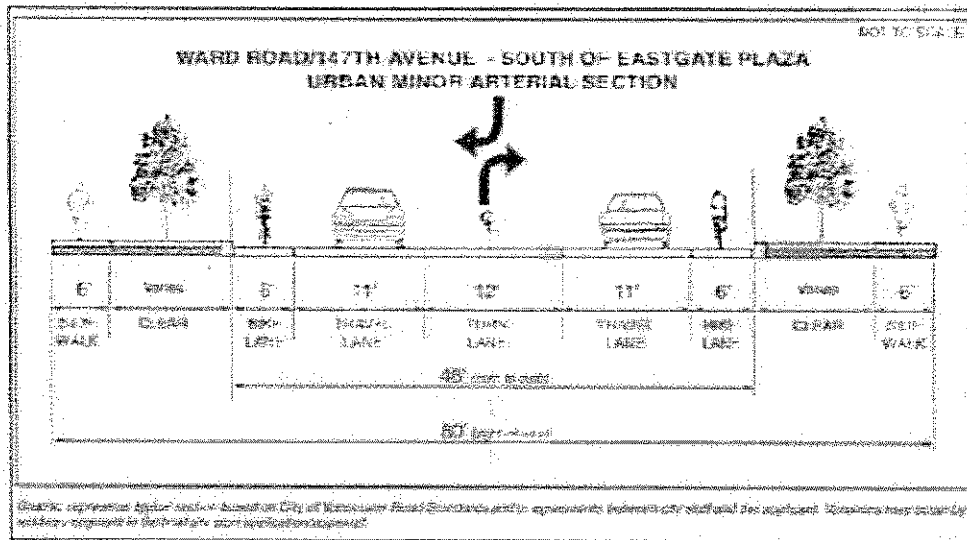
APPLICANT: Eastgate Plaza, LLC
 777 108th Ave. NE, Ste. 360
 Bellevue, WA 98004
PURPOSE: Street Access
 Corps Reference No. NWS-2007-410-CRS

Monitoring Photo-Station Locations
 N.E. 147th Ave. & N.E. 59th Str.
 Eastgate Plaza

The Resource Company, Inc.
 Environmental Services

PROPOSED ACTIVITIES IN:
 Burn Bridge Creek Basin
LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,
 NE Sect. 14 T2N, R2E, WM
NEAR: Bifon Area
COUNTY: Clark County, Washington
DATE: 10 May 07

Sheet 22 of 30



APPLICANT: Eastgate Plaza, LLC
777 108th Ave. NE, Ste. 360
Bellevue, WA 98004

PURPOSE: Street Access

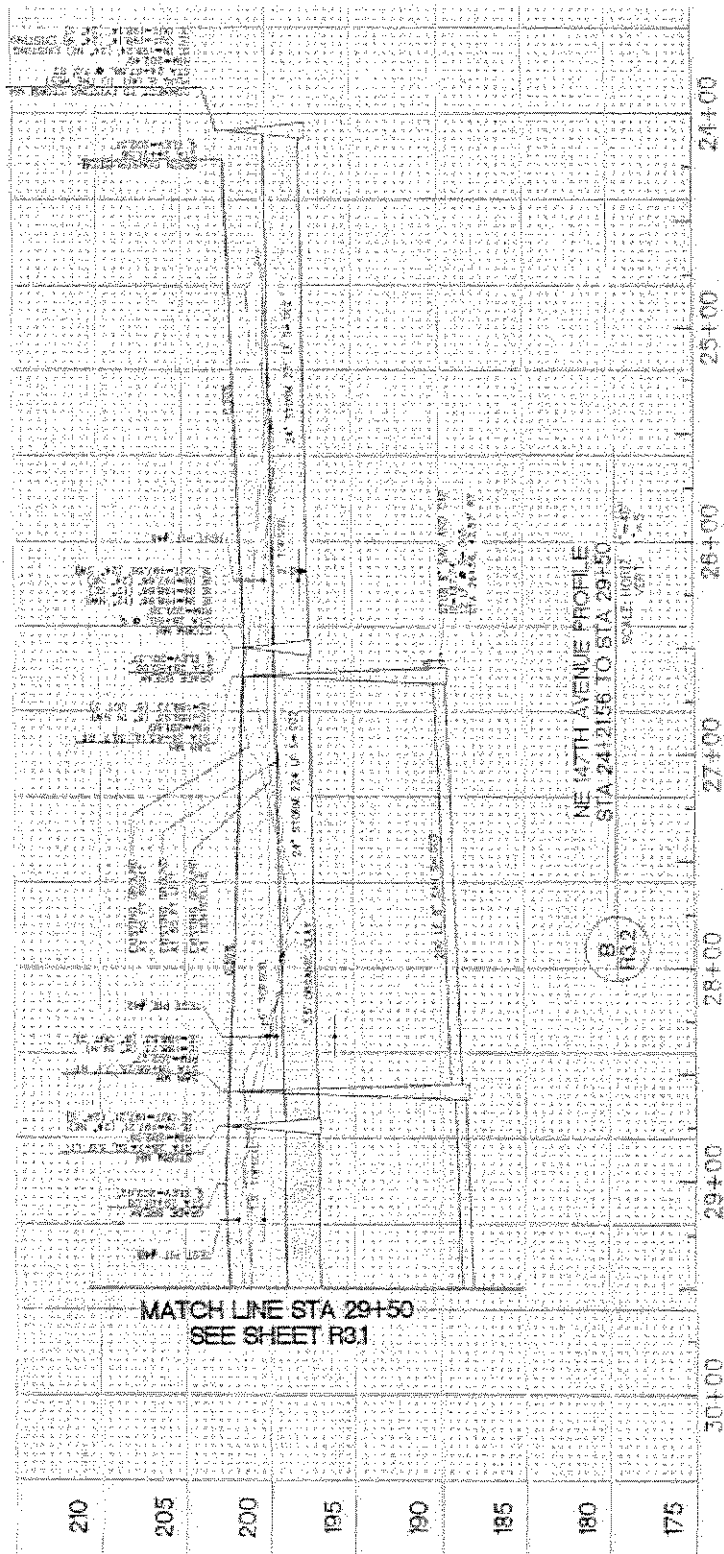
Corps Reference No. NWS-2007-410-CRS

Typical Road Sections
N.E. 147th Ave. & N.E. 59th Str.
Eastgate Plaza

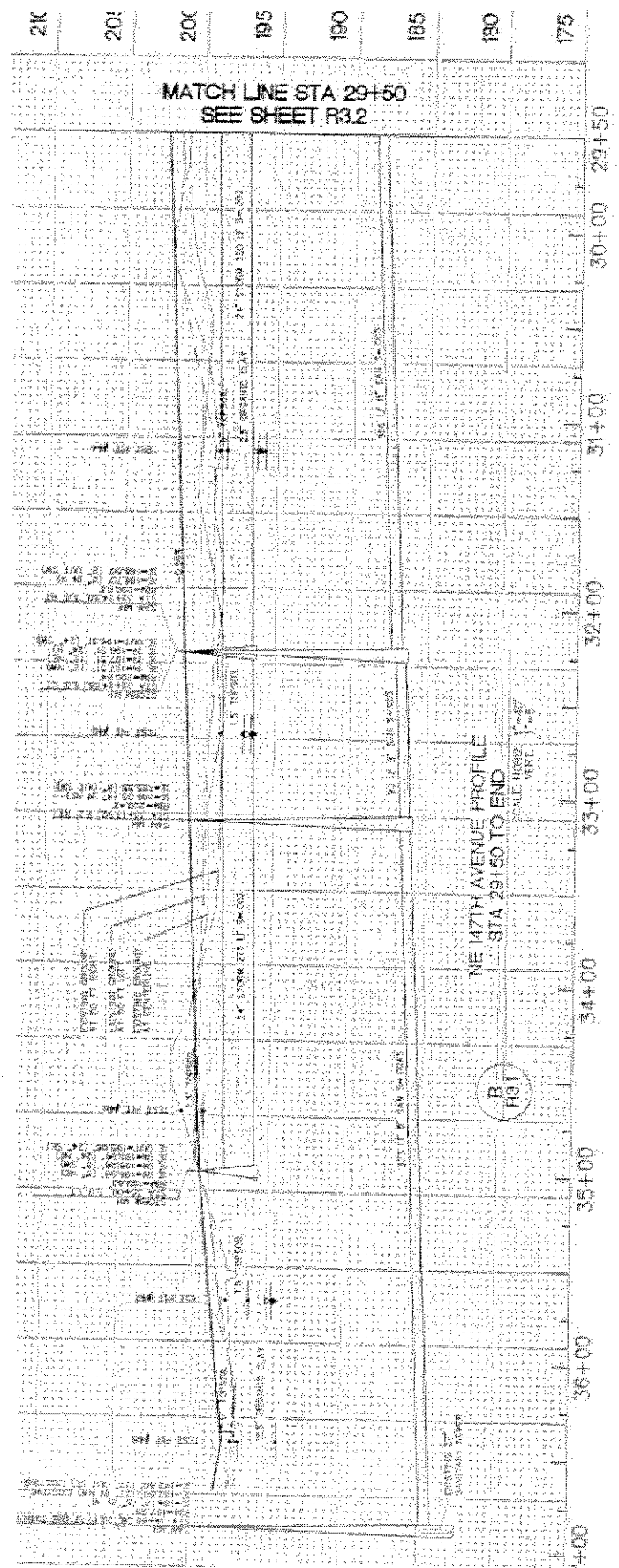
The Resource Company, Inc.
Environmental Services

PROPOSED ACTIVITIES IN:
 Burn Bridge Creek Basin
LEGAL: S1/2 Sect. 11 & NW1/4 Sect. 13,
 NE1/4 Sect. 14, T2N, R2E, W4
NEAR: Sifton Area
COUNTY: Clark County, Washington
DATE: 10 May 07

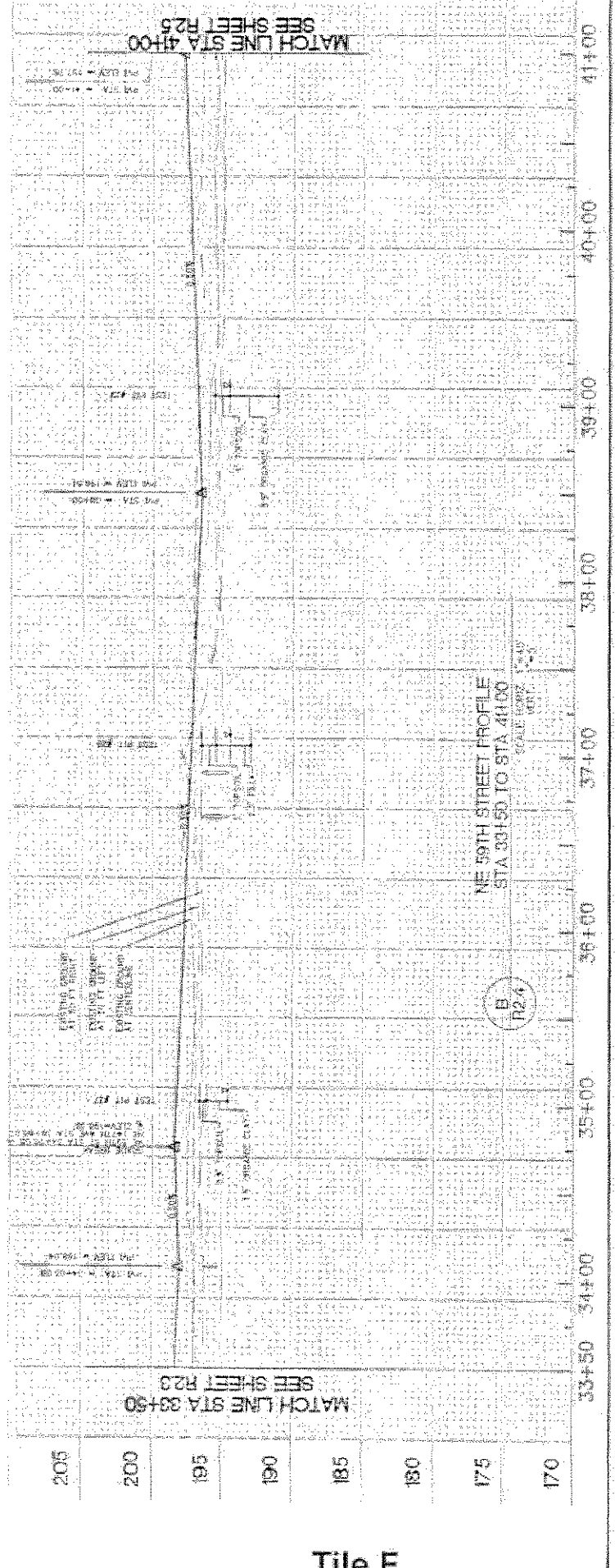
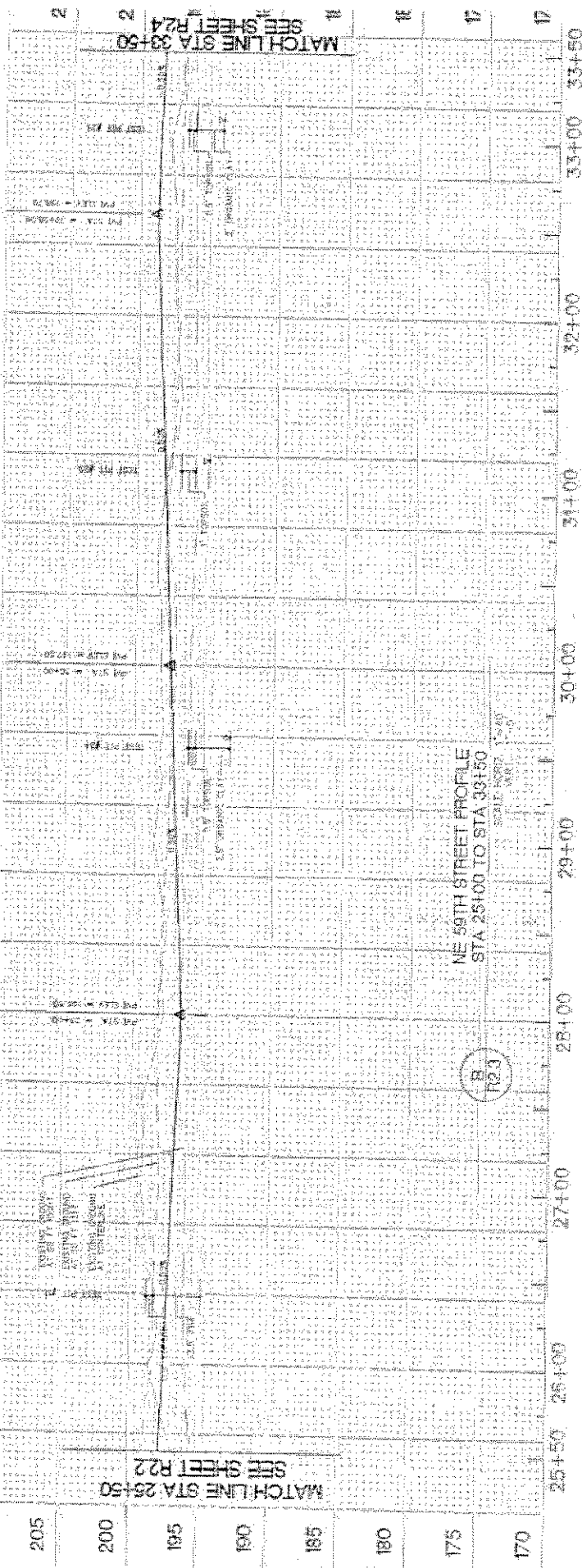
Sheet 23 of 30



Tile A



Tile B



MATCH LINE STA 41+00
SEE SHEET R24

Tile G

NE 59TH STREET PROFILE
STA 41+00 TO STA 48+50

B
R25

SCALE HORIZ. 1"=40'
VERT. 1"=8'



MATCH LINE STA 48+50
SEE SHEET R25

Tile H

NE 59TH STREET PROFILE
STA 48+50 TO STA 56+00

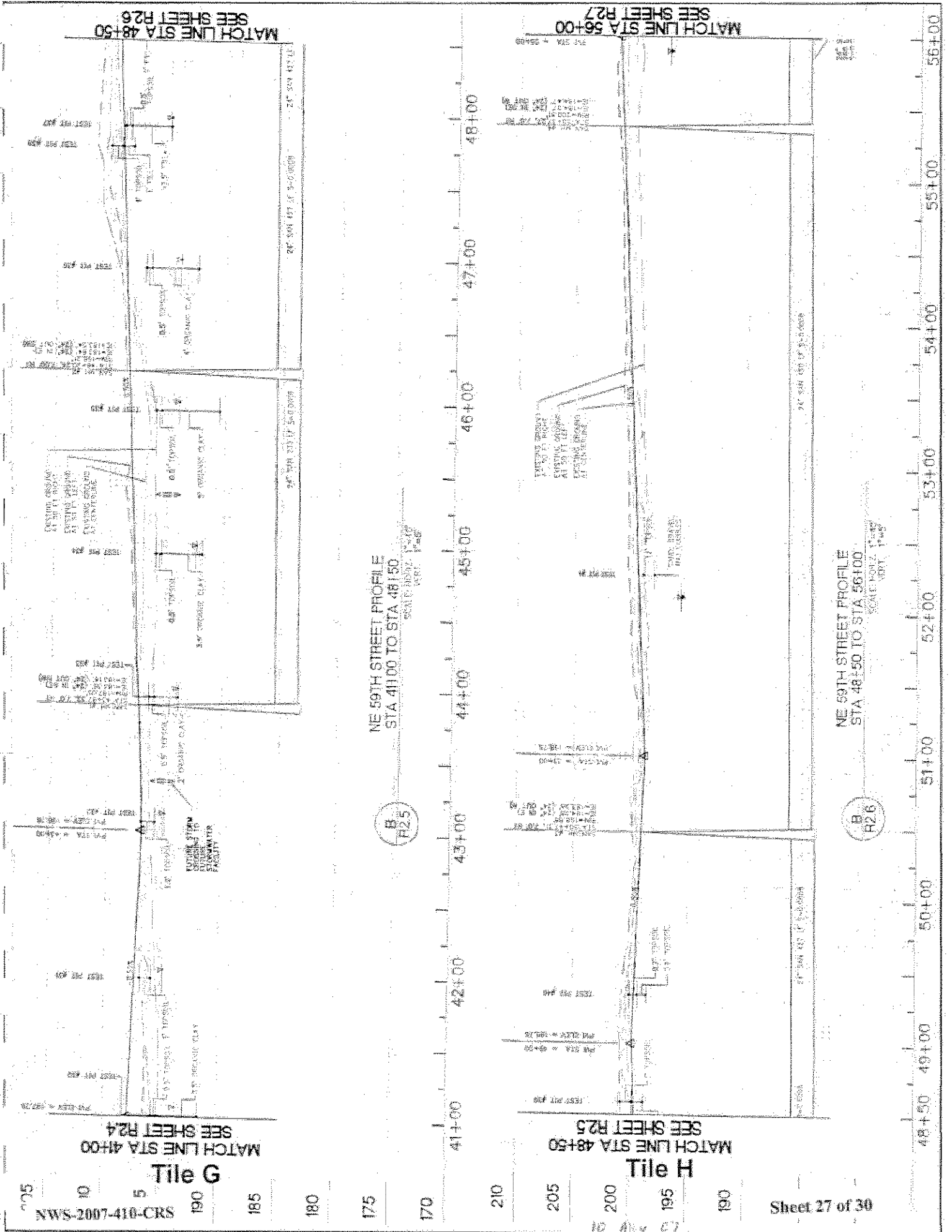
B
R26

SCALE HORIZ. 1"=40'
VERT. 1"=8'

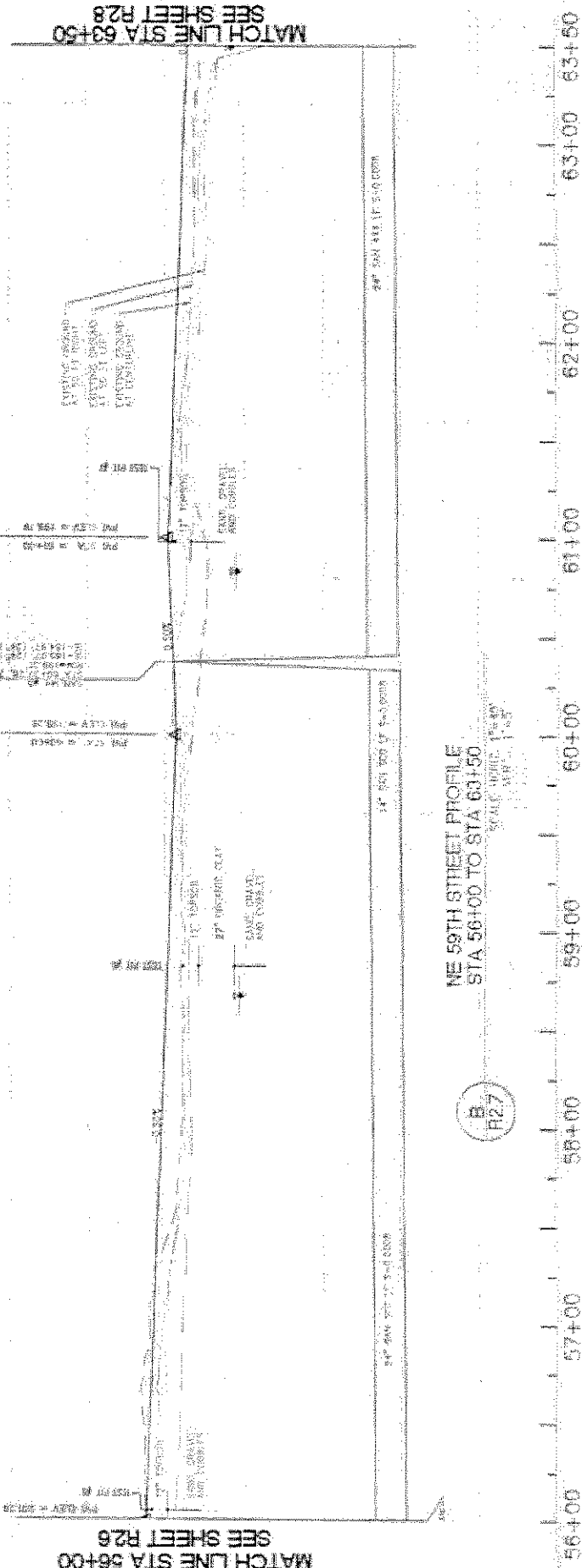


MATCH LINE STA 48+50
SEE SHEET R26

MATCH LINE STA 56+00
SEE SHEET R27



16 May 67



210

MATCH LINE STA 63+50
SEE SHEET R27

Tile J

190

185

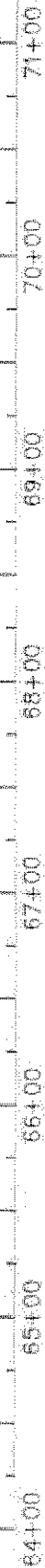
180

175

NE 59TH STREET PROFILE
STA 63+50 TO STA 71+00

B
R28

SCALE: HORIZ. 1"=40'
VERT. 1"=5'



MATCH LINE STA 71+00
SEE SHEET R28

Tile K

210

205

200

195

190

185

180

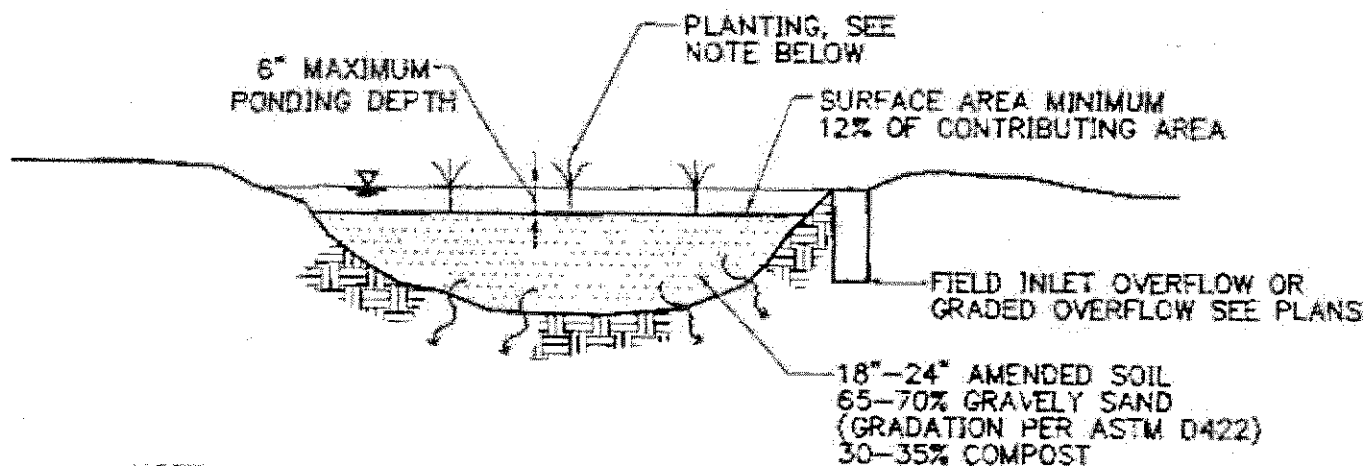
175

NE 59TH STREET PROFILE
STA 71+00 TO END

SCALE: HORIZ. 1"=40'
VERT. 1"=5'

B
R29





NOTE:

MINIMUM PLANT MATERIAL QUANTITIES PER 300 SQ FT OF FACILITY:

1—EVERGREEN OR DECIDUOUS TREE (PLANTED AROUND THE PERIMETER OF THE BASIN):

EVERGREEN TREES:

MINIMUM HEIGHT: 6 FT

DECIDUOUS TREES:

MINIMUM CALIPER: 1-1/2" AT 6" ABOVE BASE

4—LARGE SHRUBS/SMALL TREES:

3—GAL CONTAINERS OR EQUIVALENT

6—SHRUBS/LARGE GRASS-LIKE PLANTS:

1—GAL CONTAINERS OR EQUIVALENT



'RAIN GARDEN' CROSS SECTION

SCALE: NTS